

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	5		
% of Funds Committed	80.87 %	87.41 %	5	92.07 %	1	4	
% of Funds Disbursed	75.48 %	82.43 %	4	84.14 %	9	13	
Leveraging Ratio for Rental Activities	0	1.89	4	4.79	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	72.03 %	79.03 %	4	81.45 %	14	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.74 %	71.48 %	3	69.74 %	52	51	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.95 %	76.77 %	4	80.97 %	30	32	
% of 0-30% AMI Renters to All Renters***	14.07 %	37.24 %	5	45.50 %	2	5	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.86 %	99.66 %	5	95.55 %	48	48	
Overall Ranking:			In State:	5 / 5	Nationally:	5	11
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,040	\$21,276		\$26,831	263 Units	9.90 %	
Homebuyer Unit	\$9,886	\$9,255		\$15,029	1,719 Units	64.70 %	
Homeowner-Rehab Unit	\$20,126	\$24,352		\$20,806	446 Units	16.80 %	
TBRA Unit	\$7,440	\$6,381		\$3,228	230 Units	8.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tulsa OK

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$10,779	\$80,373	\$20,028
State:*	\$61,996	\$60,861	\$28,369
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	4.3	%
National Avg:	1.2	%

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	39.6	31.7	15.5	0.0	Single/Non-Elderly:	8.1	16.5	47.1	0.0
Black/African American:	56.9	28.2	80.9	0.0	Elderly:	30.4	1.6	33.2	0.0
Asian:	0.8	0.2	0.0	0.0	Related/Single Parent:	58.8	41.9	10.8	0.0
American Indian/Alaska Native:	1.9	2.2	1.3	0.0	Related/Two Parent:	1.9	29.9	6.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0	Other:	0.8	4.0	2.2	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0					
Other Multi Racial:	0.0	2.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.4	0.0	0.0					
ETHNICITY:									
Hispanic	0.8	29.1	1.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	36.2	16.2	55.6	0.0	Section 8:	40.0	1.5 [#]		
2 Persons:	23.8	14.7	24.2	0.0	HOME TBRA:	27.7			
3 Persons:	39.6	33.3	9.6	0.0	Other:	1.5			
4 Persons:	0.0	16.5	4.3	0.0	No Assistance:	30.8			
5 Persons:	0.4	9.7	4.5	0.0					
6 Persons:	0.0	2.2	0.9	0.0					
7 Persons:	0.0	0.9	0.4	0.0					
8 or more Persons:	0.0	0.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				90

* The State average includes all local and the State PJs within that state

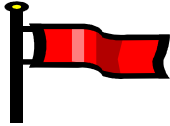
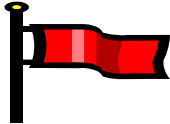
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tulsa State: OK Group Rank: 5
 (Percentile)
 State Rank: 5 / 5 PJs Overall Rank: 11
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	72.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	74.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	98.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	4.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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